MEMORANDUM

DATE: November 21, 2017

TO: Montgomery County Planning Board

FROM: Stephen Smith, Senior Planner
       Jay Beatty, Planner
       D.A.R.C. Division
       (301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board Agenda for November 30, 2017

The following record plat are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220161040 Ancient Oak North
Plat Name: Ancient Oak North  
Plat #: 220161040  

Location: Located on the east side of Ancient Oak Drive, 375 feet north of Meadow View Drive  
Master Plan: Potomac Sub-region 2002 Master Plan  
Plat Details: RE-1 zone; 1 lot  
Owner: John and Marianne Wells  

Staff recommends approval of this minor subdivision plat pursuant to Section 50-35A(a)(2) of the Subdivision Regulations, which state:

50-35A(a)(2). Conversion of an Outlot into a Lot. An outlot may be converted into a lot under the minor subdivision procedures provided:

a. The outlot is not required open space or otherwise constrained so as to prevent it from being converted into a buildable lot;

b. There is adequate sewerage and water service to the property, which may be either public service and/or approved private septic system/private well;

c. All applicable requirements and/or agreements that may be relevant, in accordance with provisions for adequate public facilities, as contained in Section 50-35(k) and the Annual Growth Policy, are satisfied prior to the recordation of the plat;

d. All applicable conditions and/or agreements applicable to the original subdivision approval creating the outlot will also apply to the new lot. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement or building restriction lines; and

e. If the outlot is located within a special protection area, as shown on an approved and adopted master plan, all applicable special protection areas requirements and guidelines, including approval of a water quality plan, are satisfied prior to recordation of the plat.

An outlot may be incorporated into an adjoining lot resulting in a larger lot without having to satisfy Subsections (a) and (b) above.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(2) and supports this minor subdivision record plat.
**OWNERS' CERTIFICATION**

We, the undersigned owners of the property shown herein, hereby adopt this plat of subdivision. The owners, their attorneys and assigns will cause all property corner markers and any other required instrumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code.

There are no encroachments, easements, liens or trust affecting the involved property.

*Witnesses*

<table>
<thead>
<tr>
<th>Name</th>
<th>Date</th>
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<tbody>
<tr>
<td>John H. Wells</td>
<td>Marianne H. Wells</td>
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**SURVEYOR'S CERTIFICATION**

I hereby certify that the plat shown heron is correct that it is a subdivision of all of the land described in a Deed from John H. Wells to John H. Wells and Marianne H. Wells, dated May 17, 1969, and recorded in Liber 6630 at Folio 725, also being a redivision of "Ancient Oak North", Outlot 46, as shown on a plat recorded in Plat Book 62 at Plat 8536, all among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification herein, all monuments and all property markers and other boundary markers will be set in accordance with the provisions of Section 50-24(e) of Montgomery County Code. The total area included on this plat is 34475 square feet of land. There is no dedication to the public use.

*Thomas A. Maddox*  
Registered Professional Land Surveyor  
MD F0399  
Exp. 03/18

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**CURVE TABLE**

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<tr>
<th>Curve</th>
<th>Bearing</th>
<th>Hori Dist</th>
<th>Radius</th>
<th>Arc</th>
<th>Delta</th>
</tr>
</thead>
<tbody>
<tr>
<td>C1</td>
<td>N14º46'00&quot;W</td>
<td>3 55'</td>
<td>80.8</td>
<td>15.0</td>
<td>1&quot;52'24&quot;</td>
</tr>
</tbody>
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**PLAT NO.**

**SCALE: 1" = 30'**

**NOTES**

1. **PROPERTY ZONED R-1 AS OF THE DATE OF PLAT RECONSTRUCTION.**
2. **LOT IS SERVED BY PUBLIC METER AND ON SITE PRIVATE SEPTIC SYSTEM, MDC CATEGORY A4, M-1.**
3. **ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PROGRAM PLAN, SITE PLAN, DIRECTIVE PLAN OR OTHER PLAN, INCLUDING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SUPERSEDE AND NOT BE EXCLUDED BY THE RECODIFICATION OF THIS PLAT. THE CURRENT PUBLIC USE FOR ANY SUCH LOT ARE MAINTAINED BY THE PLANNING BOARD AND ARE APPLIABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.**
4. **THIS PLAT IS NOT INTENDED TO SHOW EXISTING SEPTIC SYSTEMS,ERRATA AND USE OF THE PROPERTY. THIS PLAT IS INTENDED TO REPLACE AN EXAMINATION OF VIEW OR TO DEFEND OR PROVE ALL MATTERS AFFIRMING TITLE.**
5. **PROPERTY OWNED BY MONTGOMERY COUNTY TAX MAP FIDDS 170336-03412.**
6. **IF THIS PLAT IS RECONSTRUCTED OR OTHERWISE ALTERED, THE ORIGIN AND USE OF THE PROPERTY, THIS PLAN IS INTENDED TO REPLACE AN EXAMINATION OF VIEW OR TO DEFEND OR PROVE ALL MATTERS AFFIRMING TITLE.**
7. **PROPERTY OWNED BY MONTGOMERY COUNTY TAX MAP FIDDS 170336-03412.**
8. **THIS LOT IS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AND IS APPROPRIATE FOR A 4 BEDROOM HOUSE**

**MONTGOMERY COUNTY**  
**DEPARTMENT OF PERMITTING SERVICES**

**APPROVED**  
**January 21, 2017**

*Shawn F. Krieg*  
Planner  

**THE MARYLAND AND NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD**

**APPROVED**  
**DATE**

**CHAIRMAN ASST. SECRETARY-TREASURER**

**M.N.C.P. & P.C. RECORD FILE NO.**

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**SUBDIVISION RECORD PLAT**

1. **LOT 67 BLOCK A**

**ANCIENT OAK NORTH**

**A RESUBDIVISION OF OUTLOT 46 BLOCK A PLAT 8536 ELECTION DISTRICT 6 MONTGOMERY COUNTY MARYLAND SCALE 1" = 30' JANUARY 2017**

**THOMAS A. MADDUX**  
**PROFESSIONAL LAND SURVEYS 1803 DEERFIELD COURT GAITHERSBURG, MARYLAND 20877 (301) 948-5950**